

## **Sanpete County Planning Commission Meeting**

April 9, 2014, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Leon Day, Gene Jacobson, Paul Rasmussen, Nathan Palmer, Curtis Ludvigson, Loren Thompson, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson and Selma Jorgensen. (Joe Nielsen is excused.)

Meeting is called to order by Chair Leon Day.

### **LARRY AND DIXIE EARL: REQUEST APPROVAL OF 1-LOT MINOR SUBDIVISION LOCATED ON S-26641 & S-26641X1**

Larry Earl is present. Mr. Day reviewed their request. Mylar is provided. Scott explained the request. Mr. Earl submitted required documents and a mylar of the property explaining that removing of parcel lines is because of a well. Mr. Jacobson questioned design of the subdivision. Mr. Earl explained ease of getting a loan created the shape of subdivision. No comments from the audience.

Motion is made by Nate Palmer to approve the a 1-lot minor subdivision on parcels S 26641 and S 26641x1 with approximately 5.83 acres. Located east of Spring City in the A zone. The motion is seconded by Loren Thompson, and the motion passes.

### **TYNDALL CABIN LLC AND 6041 PROPERTY LLC: REQUEST FOR APPROVAL OF A PLAT AMENDMENT OF THE FREEDOM RANCH SUBDIVISION LOCATED NORTHEAST OF MT. PLEASANT IN THE A ZONE, LOT LINE ADJUSTMENT**

John Ashby is present. Mr. Day recused himself from this item because he prepared the mylar. Motion is made by Paul Rasmussen to appoint Gene Jacobson vice chair for this item. Loren Thompson seconded the motion, and the motion passed.

Mr. Olsen reviewed the request. Mylar is provided. The lot line would move to the north approximately 120 ft giving lot 13 a total of 6.87 acres and leaving lot 14 with 7.06 acres. The road frontage will be increased for lot 14 continuing the required 200' road frontage for both lots. Notices from deeds that they are aware of lot line adjustment. Mr. Ashby owns lot 14, Tyndall Cabin LLC owns lot 13. Parties desired to realign boundary as a compromise of 2 acres to accomplish plans for their lands. Location of Tyndall cabin is to close for proper setback after his planned renovation. Mylar design are discussed.

Motion is made by Curt Ludvigson to approve a plat amendment and adjust the lot line between lot 13 and 14 of the Freedom Ranch subdivision on parcels S 22506x24 and S 22506x23 with approximately 8.8610 acres. Located northeast of Mt. Pleasant in the A zone. The motion is seconded by Loren Thompson, and the motion passes.

**DISCUSS AND APPROVE LAND USE CLASSIFICATION - AMEND CEMETERIES, CHAPTER 14, AND APPENDIX C FEE SCHEDULE**

Mr. Day reviews the cemetery changes in the ordinance. Redefining the cemeteries in the municipalities. Chester and Axtell cemeteries are discussed as this would exclude them as they are not municipalities. May expand existing cemeteries but can't move to a new location. (Modifications made and indicated on attached document.)

Discussion ensued concerning zone change of more than 1 parcel and the associated fee that needs to cover the cost of mailings and publications.

Motion is made by Gene Jacobson to approve the land use classification and amend definition for cemeteries in the ordinance. Approved changes to Chapter 14 and appendix C- fee schedule for. The motion is seconded by Paul Rasmussen, and the motion passes.

**APPROVAL OF MINUTES**

Motion is made by Gene Jacobson to approve the Planning Commission minutes of March 12, 2014 with minor corrections. The motion is seconded by Curt Ludvigson, and the motion passes.

Mr. Day asked for a work meeting to discuss trust deeds and possible road discussion. Mr. Olsen desires to discuss the direction for water for minor subdivision within buffer zones.

The members of the Planning Commission publically thanked Gayelene Henrikson for her time working as Secretary for them and welcomes Selma Jorgensen as Secretary.

With no further business before the Planning Commission, motion to adjourn is made by Nate Palmer. The motion is seconded by Gene Jacobson, and the motion passes.

The meeting is adjourned at 7:26 P.M.



March 19, 2014

Sanpete County Planning Commission

Sanpete County Planning Commission and Zoning Administrator request to consider and amend the Sanpete County Land Use Ordinance with the following changes:

1. Land Use Matrix; Cemeteries/Crematoriums. Add: **(Only allowed for Municipalities; See Land Use Appendix B: Definitions).**
2. Cemeteries/Crematoriums (See Land Use Appendix B: Definitions) Change the C (Conditional Use) in the A, RA-1, RA-2, BC to: **P (Permitted).**
3. Add to the Cemetery Definition: **Cemetery/ Crematoriums- A burial place or grounds owned, operated and maintained by a municipality with endowment care feasibility.**
4. **Chapter 14.50 BC Business/Commercial Zone** in 14.50.020 Table of Standards: Setbacks; Change: **Rear 75' to Rear 30'.**
5. **Chapter 14.52.030 PUD Review Process; A. Concept Review; 1. i.** (Sanpete County General Plan Chapter 12) remove: **(Chapter 12) this chapter** reference is from the old county general plan.
6. Chapter 14.76.070 Required Utilities; A. Power; 1. Add: **(Refer to Appendix B Definitions: Alternative Power.)**
  7. Chapter 14.76.350; Review by Utah State Division of Water Rights and Water Quality; Capitalize and bold the word approved; **APPROVED**
8. Chapter 14.76.370; Disclaimer. Add: **Disclaimer for Emergency Services**
9. Appendix C, **FEE SCHEDULE**; Change: Zone Change Application Fee..\$300.00 **plus \$100.00 per parcel.**
10. Appendix C, **FEE SCHEDULE**; Change: **Plat Amendment; Lot Line Adjustments 2 Lots... \$300.00 plus \$100.00** per additional lots.
11. Appendix C, **FEE SCHEDULE**; Change: **Plat Amendment; Minor Subdivision (Alteration, Vacation)...** \$300.00 **plus \$100.00** per new lots added or lots vacated.
12. Appendix C, **FEE SCHEDULE**; Change: **Plat Amendment; Major Subdivision (Alteration, Vacation)...** \$500.00 **plus \$100.00** per new lots added or lots vacated, **plus all notice and postage costs which exceed the fee schedule.**